



January 6, 2005

Subject: The Land Development Ordinance Committee

The Land Development Ordinance Committee (LDOC) met Thursday, January 6, 2005 in the Council Chamber at City Hall to discuss rewriting Salisbury's ordinance code. In attendance were Bill Burgin (Co-chair), George Busby, John Casey, Mark Lewis, Rodney Queen, Johnny Safrit, Jeff Smith and Diane Young.

Staff Present – Matt Bernhardt, Janet Gapen, Dan Mikkelson, Preston Mitchell, Diana Moghrabi, Joe Morris, David Phillips, Lynn Raker, Patrick Ritchie, and John Vest. Craig Lewis (Lawrence Group) was not able to attend the meeting due to illness.

Anne R. Lyles, Trustee of Historic Salisbury Foundation and Sec. of Brooklyn South Square Neighborhood Association and Linda Edminston, also of Brooklyn South Square, represented the public.

The meeting was called to order with Bill Burgin, Co-chair, presiding. The minutes of the December 16, 2004 meeting were accepted as written. Mr. Burgin welcomed the committee and guests.

Lexington planner, Tammy Kepley, A.I.C.P., made a presentation to the committee on the process Lexington went through in rewriting their Land Development Ordinance. This presentation is posted on the City of Salisbury's web site under land management and planning services, along with a copy of Lexington's new ordinance. <http://www.salisburync.gov/lm&d/ldoc/index.html>

Lexington's population is about 20,000 with slightly fewer than 10,000 parcels. Their growth had stagnated. Ms. Kepley stated the following benefits Lexington expects to receive from Smart Growth:

- Citizens that stay
- Improved health
- Better air and water
- Less traffic congestion
- Efficient use of infrastructure
- Tourism industry
- More enjoyable community
- More housing choices - American dream
- Transportation choices
- More time with family
- Safer communities

Prior to the new ordinance Lexington had received complaints from the public about the substantial loss of manufacturing jobs; now they are gearing more toward tourism. Their historic areas were the best part of the city. She described what their city previously had with conventional development verses what they wanted: more connectivity, public art, pedestrian walkways and greenways, better traffic flow. They desired to create an outdoor living room for the community – a place for interaction.

Lexington's staff was directed by Planning Board to write the ordinance. They hired a consultant and formed an advisory committee. Their ordinance is based on Lexington's Land Use Plan.

Community-Building Principles

- From strip development towards activity centers
- From unconnected roads to road networks
- From separation of uses toward mixed-use
- From conventional development toward open space development

Part of the reason that their ordinance was accepted so readily by the public is because Lexington spent a great deal of time educating the public through the Community Appearance Commission and Planning Board. They provided education on Smart Growth philosophy, calmed fears about mixed use and explained the benefits of change before the ordinance was implemented. They had no opposition. Their timetable follows:

August 23 – City Council opened public hearing

- September 8, 15, 22, 29 – Public Notice
- September 27 – City Council continued public hearing to lengthen review period.
- October 18 – Planning Board additional review
- October 27 – City Council mini-retreat
- November 15 – Planning Board reviewed revisions and made final recommendation
- December 13 – City Council adopted

There are two ways to notify the public; either mail notices to each property owner, or publish a map in paper for four weeks and mail notices to out of town property owners. They ran greater than a ½-page ad in the newspaper.

She covered the new districts, which are fewer in number than before. They are pleased with the addition of conditional use. They also added a conservation corridor and a stream protection overlay. The transportation corridor and gateway go before City Council for approval.

They are looking at ways to promote row houses and open space instead of apartments and town homes which had been getting a bad reputation. Perhaps new design standards and concepts will improve the public's view of high-density housing.

Members of the committee asked questions and lingered after the meeting to speak with Ms. Kepley.

The next LDOC meeting will be January 20, 2005.

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